



**GRASSROOTS**  
REALTY GROUP

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**408, 102 Cranberry Park SE**  
**Calgary, Alberta**

**MLS # A2209092**



**\$329,900**

<b>Division:</b>	Cranston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 543
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** None

Stylish, Spacious & Move-In Ready! Welcome to this beautifully freshly painted and professionally staged 2-bedroom, 2-bathroom condo located in the heart of Cranston, one of Calgary's most sought-after communities in the SE. This bright and functional unit features an open-concept layout, ample cabinetry, a large island, and a comfortable dining/living area that opens to your private balcony, perfect for relaxing or entertaining. The primary bedroom includes a walk-through closet and a 4-piece ensuite, while the second bedroom is ideal for guests, roommates, or a home office. Additional highlights include in-suite laundry, titled underground parking, and secure building access. Perfectly situated just minutes from schools, parks, shopping, restaurants, and major amenities including Seton Urban District, South Health Campus, and easy access to Deerfoot & Stoney Trail. Whether you're a first-time buyer, investor, or looking to downsize &mdash; this is the one you've been waiting for!